

**CABA Intelligent & Integrated Buildings Council**  
**DRAFT Meeting Minutes**  
**June 26, 2006**  
**Dallas Convention Center**

**Participants at meeting:**

Ron Zimmer, CABA, Interim-Chair  
Chris Adams, Ortronics  
Claude Boudriau, Honeywell International, Inc.  
Al Chasey, Arizona State University  
Kevin Cunningham, Siemens Building Technologies  
Tracey DeLeeuw, SmartSpeed  
Fred Dougherty, Liberty Property Trust  
Tim Duggan, Reed Construction Data/RSMMeans  
Shari Epstein, International Facility Management Association (IFMA)  
Gerald Froehlich, BTR Netcom GmbH  
Joe Gentile, Gatesoft Technology Corporation  
Philip Haves, Lawrence Berkeley National Laboratory  
Brad Haerberle, Siemens Building Technologies  
Terry Hoffmann, Johnson Controls  
Pete Horton, The Watt Stopper/Legrand North America  
David Katz, Sustainable Resources Management Inc. (BIQ)  
Eric Lind, Lutron Electronics Co., Inc.  
Serge Neuman, SOMFY  
Luc Paquette, CABA  
Mark Peterson, HID Global  
Steve Selkowitz, Lawrence Berkeley National Laboratory  
Eric Shimmin, ESC Automation  
David Skelly, IHA/Cookson Consulting  
Jiri Skopek, ECD/GBI (BIQC)  
David Slade, DavMark Limited  
Andy Stroede, Panduit Corp.  
Bob Tarrant, BTR div RIA CONNECT Inc.  
Mark Valenti, The Sextant Group (InfoComm International)  
Dr. Ken Wacks, Ken Wacks Associates  
Sean Weist, Herman Miller, Inc.  
Tim Woods, IHA/Cookson Consulting

**1. Welcome and Introductions**

Ron Zimmer, CABA President & CEO, welcomed everyone on behalf of Tom Lohner, Chair of the IIBC. Due to travel conflicts, Tom sent his regrets, and it was agreed that Ron would chair the meeting in his absence. Ron introduced Luc Paquette, the new CABA Technical Director, which was followed by a quick introduction of everyone in attendance.

## **2. Intelligent & Integrated Buildings Council (IIBC) Minutes**

Ron Zimmer indicated that the CABA IIBC minutes had previously been circulated to the IIBC and there were no amendments requested. These minutes were also posted on the CABA web site in the Forum section. Everyone was reminded that past IIBC minutes and presentations could be found there as well. Finally, the Forum has a notification feature so that members can be notified if any material is added to the Forum.

MOTION: Moved by Andy Stroede; Seconded by: Philip Haves

“That the CABA IIBC minutes of April 27, 2006, be accepted.”

CARRIED

## **3. CABA Life Cycle-Cost (LCC) Analysis Tool**

Tim Duggan, of RSMeans, was introduced by the Chair and a brief background was given on the LLC Project. Tim presented a PowerPoint and electronic version explaining the tool and how it would work.

He explained that with the introduction of the LCC Tool demo model at BOMA International and Realcomm 2006 ( CABA Exhibit), this completes Phase II of the project. The next step is to make the product available online to the industry, similar to what RSMeans now provides with online building insurance tools.

Tom also reviewed the pricing structure and there was discussion on CABA receiving benefits from the usage by CABA members. Further discussion is to take place between CABA and RSMeans on the pricing structure. Tim's PowerPoint presentation will be made available on the CABA web site in the IIBC Forum section. Following a Q/A session, the Chair thanked the U.S. Dept. of Energy and Honeywell International for providing financial support to complete Phase II.

## **4. CABA Building Intelligence Quotient (BIQ)**

Ron Zimmer gave the background on the BIQ Project recognizing the Appraisal Institute for providing the initial concept and he also thanked the many people that supported and helped nurture this project. Special thanks went to the BIQ Consortium (BIQC) and they were represented by David Katz and Jiri Skopek. They provided a 20 minute PowerPoint and electronic presentation on the BIQ online tool.

They were able to provide background details on the project as well as show how the tool was designed and the ease of use. They also indicated that several more industry users were still required to test the software by actually completing the survey and ranking an “intelligent building”. Several IIBC members volunteered to participate in this effort. David and Jiri explained that the demo BIQ online tool could be viewed in the CABA exhibit at Realcomm.

It was agreed that the next steps were to make the BIQ tool available online ASAP, as CABA is committed to generating the funds to pay BIQC as per the Agreement. David and Jiri indicated that they would be available to discuss the BIQ Project after the meeting and also at the CABA exhibit. Special pricing will also be provided to the CABA members for the BIQ, once it is made available online. There is also planned web linkages from the BIQ web site to the LCC site.

## **5. CABA Intelligent Buildings Roadmap (IBRM)**

Tim Woods and David Skelly were introduced from Cookson Consulting. Tim gave an overview of the Project and the fifteen (15) organizations that are contributing and funding the Project. They are: Cisco Systems, Ariane Controls, Direct Energy, ESC Automation/Delta Controls, Johnson Controls, Honeywell International/Tridium, HID Corporation, Lawrence Berkeley National Laboratory, Lutron Electronics Co., Inc., The Watt Stopper/Legrand North America, Panduit Corp., Siemens Building Technologies, Tour Andover Controls, Trane, and InfoComm International.

He explained that the IBRM was an important aspect of CABA's long-term research into the industry. The IBRM Final Report will be owned by CABA, but will be embargoed four (4) months for the initial funders, at which time it will be made available to CABA members and other stakeholders. This Report builds upon the Technology Roadmap for Intelligent Buildings, which is still available complimentary on the CABA web site ([www.caba.org/trm](http://www.caba.org/trm)).

Tim explained that immediately following this meeting a special IBRM Steering Cttee meeting was scheduled to start at 4 PM in the same room. He further explained that the Steering Cttee would be meeting with two research groups, as one was to be selected to undertake the IBRM research. The Chair thanked the many people that funded and supported the development of this new IBRM.

## **6. CABA Intelligent Buildings Leadership Forum**

Ron Zimmer thanked the Forum Advisory Board, recognizing those in attendance and called upon Andrew Stroede, Vice-Chair of the Forum Advisory Board, to comment on the event. Andy explained that CABA was attempting to introduce a new type of event with more interaction, debate and discussion. He also requested that delegates provide feedback that would then be utilized to improve the event for next year. The Chairman again thanked the speakers, participants and sponsors for their support of the first annual CABA Intelligent Buildings Leadership Forum.

## **7. Next Meeting**

The Chairman indicated that the next teleconference meeting would be a teleconference in late Sept/2006. He indicated that Chairman Tom Lohner and Luc Paquette would be contacting the CABA IIBC with the minutes and presentations in the near future. He encouraged those in attendance that were not currently an IIBC member, to considering joining the IIBC and become active in the various IIBC Steering Cttees. It was pointed out that there is no additional fee for CABA members and joining is as simple as contacting the CABA office!

## **8. Meeting Adjourned at 3:35 PM.**

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